



Arncliffe Drive, Heelands, Milton Keynes, MK13 7LQ

welcome to

Arncliffe Drive, Heelands, Milton Keynes

Situated in the highly sought-after residential area of HEELANDS, this well-presented two-bedroom CHALET BUNGALOW on Arncliffe Drive offers versatile living accommodation, generous outdoor space, and excellent convenience for local amenities and transport links.

Entrance Hall

Double-glazed door to the front, stairs to the first floor and door to bedroom two/study. The entrance hall opens into the lounge/diner and kitchen.

Lounge/Diner

Storage cupboard, radiator, skylight and double-glazed window to the rear. Double-glazed door leading out to the garden.

Kitchen

Fitted with a mix of wall and base units with work top over, stainless steel sink with mixer tap and drainer, eye-level electric double oven and gas hob with extractor fan over. Space for a dishwasher and washing machine. Radiator and double-glazed window to the front and double-glazed door to the side.

Bedroom Two/Study

Radiator and double-glazed window to the front.

First Floor Landing

Stairs from the ground floor, storage cupboard and doors to bedroom one and the family bathroom.

Bedroom One

Radiator and double-glazed window to the rear.

Bathroom

Fully tiled with a pedestal wash hand basin, low-level WC and a bath with a shower over. Heated towel rail and double-glazed obscured window to the front.

Outside Front Garden

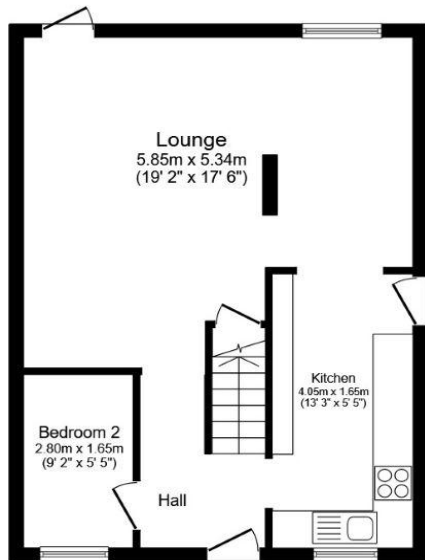
Paved frontage with shrub borders.

Rear Garden

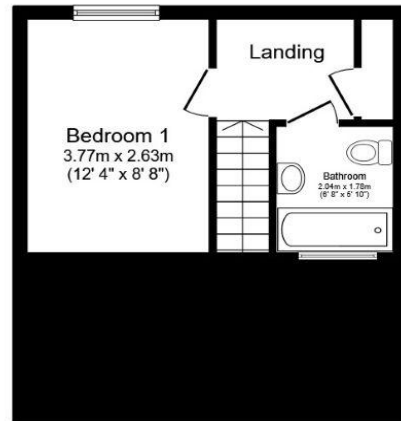
Enclosed by fencing with gated side access, the garden has a patio area and a gravel area with some raised beds. Storage to the rear of the property and a shed.

Parking

There is allocated, off-road parking to the front.



Ground Floor
Floor area 48.2 sq.m. (519 sq.ft.)



First Floor
Floor area 34.6 sq.m. (372 sq.ft.)

Total floor area: 82.8 sq.m. (891 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



welcome to
Arncliffe Drive,
Heelands, Milton Keynes

- TWO-BEDROOM CHALET BUNGALOW
- SPACIOUS LIVING ACCOMMODATION
- VERSATILE LAYOUT
- PRIVATE REAR GARDEN
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£265,000



view this property online [brownandmerry.co.uk/Property/NPL108070](https://www.brownandmerry.co.uk/Property/NPL108070)



Property Ref:
NPL108070 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



01908 611242



newportpagnell@brownandmerry.co.uk



74A High Street, Newport Pagnell, MILTON
KEYNES, Buckinghamshire, MK16 8AQ



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)